



144 OLD ELLOREE ROAD

ORANGEBURG, SC 29115



*Image is a graphic representation of the building after repainting.

INDUSTRIAL BUILDING **FOR SALE OR LEASE**

HAGOOD S. MORRISON SIOR

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PROPERTY SPECS



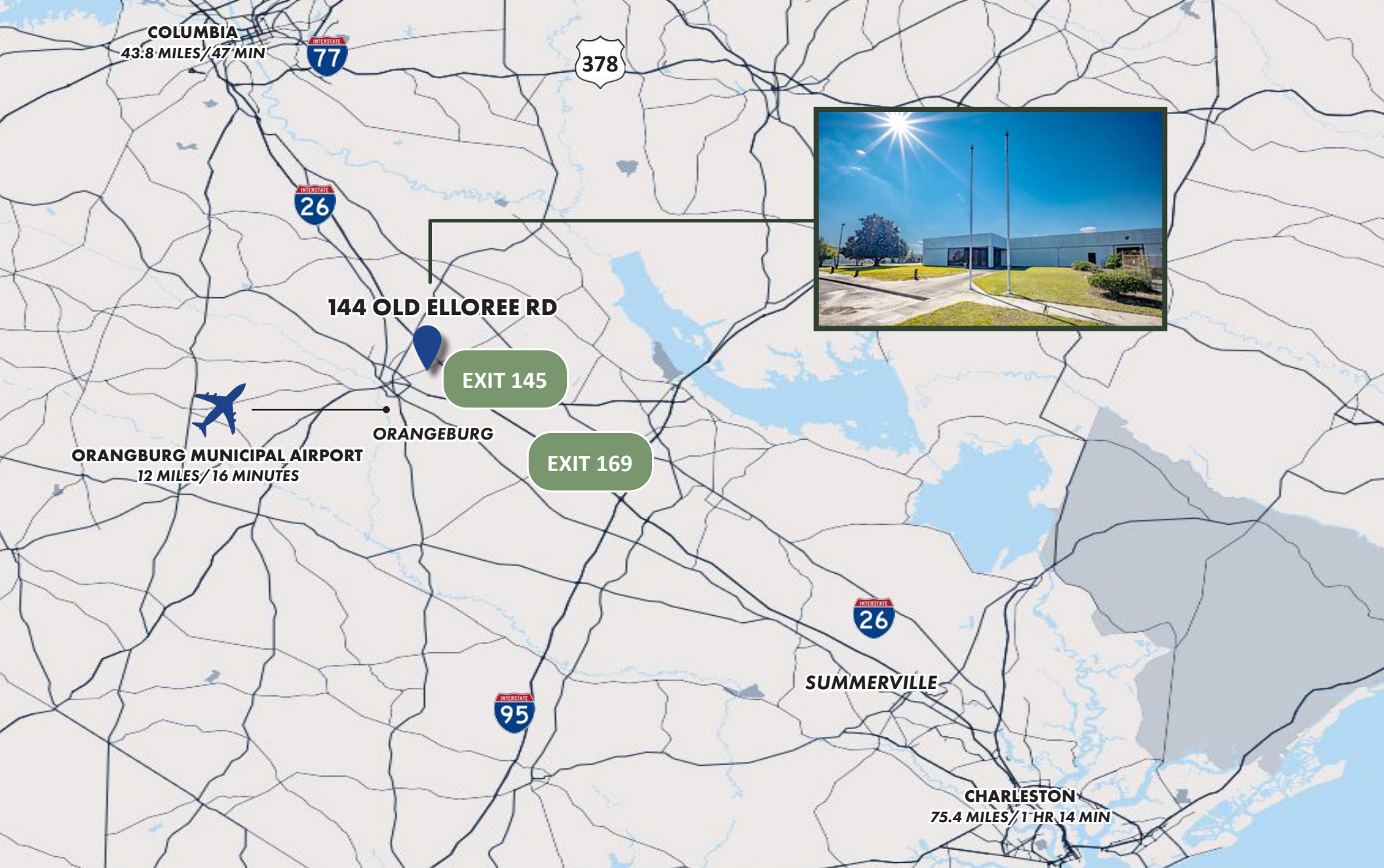
ADDRESS:	144 Old Elloree Road
CITY:	Orangeburg, SC
ZONING:	Business Industrial - BI
BUILDING SF:	±150,000 SF
DRIVE IN DOORS:	Five (5)
DOCK DOORS:	Five (5)
SPRINKLER TYPE:	Wet

ACREAGE:	12 Acres
OFFICE SPACE:	±8,500 - 10,000 SF Office/Showroom
PARKING:	155 Spaces (paved) + Laydown Yard
POWER SPECS:	480v three phase power served by two 3,000 amp services
COLUMN SPACING:	32' X 40'
CLEAR HEIGHT:	16'
NATURAL GAS:	Yes

SITE OVERVIEW

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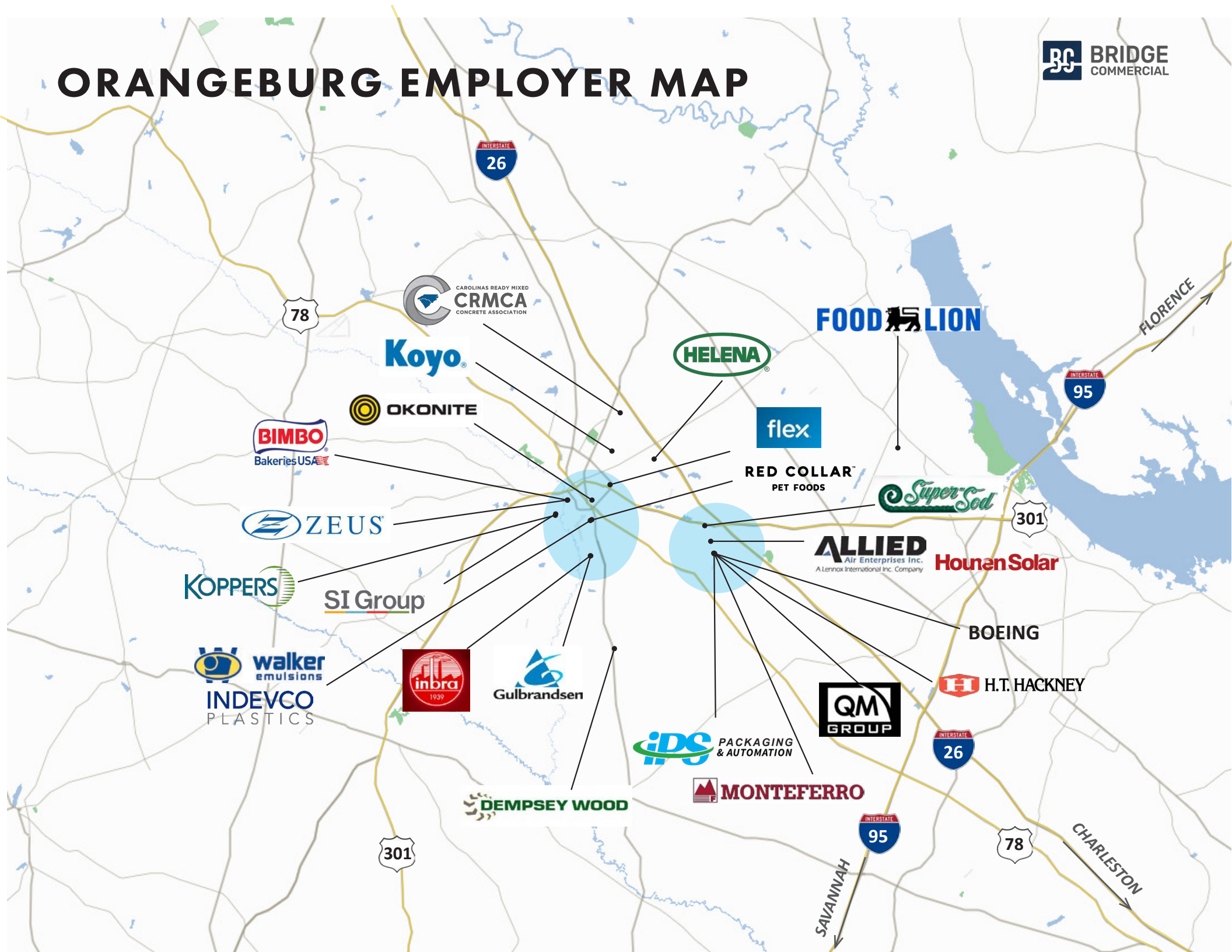
LOCATION

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DRIVE TIME ANALYSIS -

TO I-26:	1.8 miles / 4 minutes
TO I-95:	20 miles / 20 minutes
TO I-77:	45 miles / 48 minutes

ORANGEBURG EMPLOYER MAP



INDUSTRIAL BUILDING AND LAND

FOR SALE OR LEASE

**144
OLD ELLOREE**



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